

**ENVIRONMENTAL ASSESSMENT COMMITTEE  
ACTION AGENDA**

**Thursday, April 24, 2008  
10:00A.M.  
Third Floor Conference Room #2**

**Application:** **ENVIRONMENTAL ASSESSMENT NO. 07-006 (My First Montessori Preschool)** – continued from the January 10, 2008 EAC meeting

**Applicant:** Tom Pham  
8846 El Presidente Avenue  
Fountain Valley, CA 92708  
(714) 274-3966

**Request:** The project proposal is to establish a day care/preschool facility that will occupy the rear portion of an existing 45,400 sq. ft. building, which is shared with Pep Boys and located at the south portion of the site. The day care/preschool will occupy approximately 22,385 sq. ft. of the leasable building space in conjunction with an approximately 27,500 sq. ft. parking lot that will be converted into an enclosed playground area.

The day care/preschool facility will have 12 classrooms and operate weekdays between 6:30 AM to 6:30 PM, with varying hours on the weekend for extended care tutoring. The school will offer both full-day and half-day programs. The full-day program begins at 9AM and ends at 3PM. The half-day begins at 9AM and ends at 12:30PM. Extended child care programs are available for children year round. The program is offered from 6:30AM to 9AM and from 3PM to 6:30PM. The facility is anticipated to have a capacity of up to 200 children with approximately 20 onsite staff members. The ages will range from 6 months to 12 years old. Use of the playground will be limited to periodic times during the day which are at 7:30AM to 9AM, 12PM to 12:30PM, and 3PM to 5 PM.

**Location:** 19118 Brookhurst Street (eastside of Brookhurst Street, south of Garfield Avenue)

**Project Planner:** Andrew Gonzales, Assistant Planner

***ON A MOTION BY BROEREN, SECONDED BY DEBOW, THE EAC  
APPROVED THE PROCESSING OF A NEGATIVE DECLARATION WITH  
MODIFICATIONS.***

***Ayes: Two (Broeren, DeBow)***

***Noes: None***

***Absent: Mulvihill***

**Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Environmental Assessment Committee becomes final at the expiration of the appeal period. A person desiring to appeal the decision shall file a written notice of appeal to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Environmental Assessment Committee's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. A filing fee shall also accompany the notice of appeal. The appeal fee is \$494 for all appeals.**